

CITY OF RIDGECREST
100 West California Avenue
Ridgecrest, CA 93555
MEETING OF THE PLANNING COMMISSION
City Council Chambers
Tuesday, January 13, 2004 at 7:00 p.m.

First Resolution 04-01

1. CALL TO ORDER
The meeting was called to order at 7:02 p.m.
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL
Present: Chair Laire, Commissioners Biddlingmeier, Smith and Roulund
Absent: Commissioner Torkelson
4. APPROVAL OF MINUTES, October 28, 2003 & November 18, 2003
The minutes were approved.
5. PUBLIC COMMENTS OF ITEMS NOT ON THE AGENDA
None
6. PUBLIC HEARING
 - a. Site Plan Review 03-21 for an 67,007 sq. ft. in-patient hospital and 38,989 sq. ft. medical offices expansion located at 1081 N. China Lake Blvd. APN 421-010-05, 421-010-06, 421-010-07 and 421-010-08. Planner Landrum presented the staff report. Project requires an additional 50 parking spaces, is considered infill development and if development crosses property lines a lot merger or lot line adjustment will be required.

Public hearing was opened and closed at 7:09 p.m.

A motion was made by Commissioner Smith and seconded by Commissioner Biddlingmeier to adopt Resolution 04-01, a medical offices expansion located at 1081 N. China Lake Blvd.

Ayes: Chair Laire, Commissioners Biddlingmeier, Smith and Roulund
Noes: None
Absent: Commissioners Torkelson
Abstain: None

Resolution 04-01 was approved.

Planning Commission made a minute motion directing staff to begin the process for rezoning of the hospital from Professional Office to the appropriate zoning.

- b. Recommendation to adopt General Plan and Zoning Ordinance Amendment 04-01. On June 19, 2002, the City of Ridgecrest adopted the 2002-2007 Ridgecrest Housing Element. On September 10, 2002 the State Department of Housing and Community Development found the element in full compliance with State Law (Article 10.6 of the Government Code). The Housing Element established several new programs, and made certain recommendations to ensure that the newly adopted Housing Element would be in compliance with the other Elements of the City General Plan. The proposed General Plan Amendment (GPA 04-01) and Zoning Ordinance Amendment includes modifications to the City Zoning Ordinance to ensure Consistency between the newly adopted Housing Element, other General Plan Elements, and the City Zoning Ordinance.

The City has conducted an environmental review of the proposed General Plan and Zoning Ordinance Amendment and has determined that a Mitigated Negative Declaration is appropriate for adoption. Planner Landrum presented the background and staff report on the General Plan Amendment. Most of the changes were requested by property owners, with two of the changes requested by the City. Planning Commission will be doing three things tonight; reviewing environmental documents, portions of General Plan reflecting changes and zone change recommendations. Planner Landrum introduced the City's consultant, Steve Peck with Quad Knopf.

Mr. Peck explained there were 3 parts to the amendment including minor amendments to text; amendments to zoning ordinance for conformance with state requirements; and General Plan and Zone use map changes. Mr. Peck presented an overview of the text changes and reviewed the map changes 1-11, giving their current use and proposed use and location.

Public hearing was opened at 7:25 p.m.

Maps 1 and 2

No comments

Map 3

Dennis Kline – Requested this site be Professional Office only, keep current architecture as it fits with area, no access from Alice.

Planner Landrum explained there will be no access on residential streets, if developed would require Site Plan Review. Proposed change is for Professional Office.

Maps 4, 5 and 6

No comments

Map 7

Robin Young, Nancy – Presented a petition from neighbors who are

opposed to zone change proposal. Petition was submitted for the record.

Matt Baudhuin – Questioned the notice, one week not appropriate to respond to. Concerned with the impact to neighborhood and safety of kids, will increase traffic and reduce property value.

CED Director McRea gave an overview of the notice process.

Planner Landrum explained commercial development of the site would occur on China Lake. Parcels between will remain residential. Commercial developments come to Planning Commission and have public hearings. The adjoining neighborhoods are considered and we try to mitigate impact.

Robin Young, Nancy St. – Did not see the division in the map. That would make it better

Matt Baudhuin, Nancy St. – I have a view of mountains now, if developed my view will be a block wall with commercial trash.

BJ Tucker, Locust in Inyokern – Represent property owner. Streets will continue west and go to Dolphin. Any commercial development will be on the three parcels along China Lake Blvd.

Map 8

No comments

Map 9

Dick Moe – Owner of property, confused about zoning recommendation. Requested zoning be changed to M-1 (Light Industrial), map shows the change is to CS (Service Commercial). If change is less than M-1 wants to keep current zoning.

CED Director McRea indicated that at the last workshop staff requested this map to show the change to M-1. The proposed change is M-1, as noticed in the mailing.

Les Saxton – The map reflects the zoning changed to CS. Objects to rezoning. There will be residential completely surrounded by industrial; it makes no sense for it to be industrial. What's the justification for industrial in a residential area? Changing the old drive-in makes sense. This will not enhance the area.

CED Director McRea presented an overview of the surrounding area and indicated a letter of objection was received for the record on Maps 8 and 9.

Map 10

Hal Bennett, Randall – Property owner and shared success story of Bennett Optical.

Map 11

No comments

Public Hearing was closed at 7:58 p.m.

A motion was made by Commissioner Biddlingmeier and seconded by Commissioner Smith to adopt Resolution 04-02, a resolution approving the Negative Declaration for General Plan Amendment 04-01.

Ayes:	Chair Laire, Commissioners Biddlingmeier, Smith and Roulund
Noes:	None
Absent:	Commissioners Torkelson
Abstain:	None

Resolution 04-02 was approved.

Another motion was made by Commissioner Smith and seconded by Commissioner Biddlingmeier to adopt Resolution 04-03, a resolution recommending the City Council's approval of the General Plan Amendment 04-01 with the inclusion of the Ridgecrest Regional Hospital rezoning.

Ayes:	Chair Laire, Commissioners Biddlingmeier, Smith and Roulund
Noes:	None
Absent:	Commissioners Torkelson
Abstain:	None

Resolution 04-03 was approved.

7. FUTURE AGENDA ITEMS & COMMENTS
There will be a hearing on the hospital project.
8. ADJOURN
The meeting was adjourned at 8:04 p.m.